

FOR SALE/TO LET

GUIDE PRICE £625,000/£42,500 PER ANNUM

elwell taylor



THE OLD QUINTO'S YARD, DRAKES LANE
CHELMSFORD
CM3 3BE

SURFACED YARD/COMPOUND

- APPROX. 0.25 ACRES
- MAINS ELECTRIC & DRAINAGE
- SUITABLE FOR A VARIETY OF USES
- ESTABLISHED INDUSTRIAL LOCATION

LOCATION

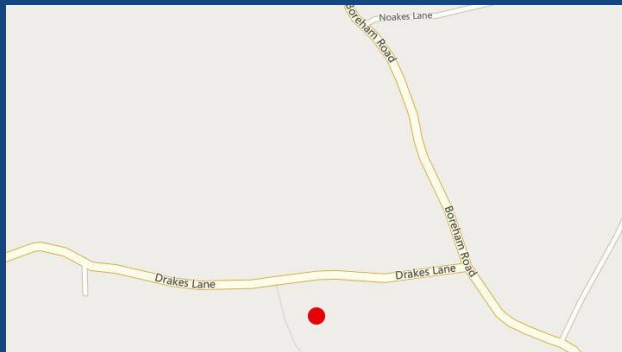
The property is situated on the established Drakes Lane Industrial Estate, a semi-rural industrial estate located approximately five miles to the north-east of Chelmsford. Drakes Lane provides direct access to Waltham Road through to Main Road (B1137) Boreham and the A131. The A12 can be accessed to the west via J19 or to the east via J20A/B.

DESCRIPTION

The property for sale comprises of a concrete surfaced yard of approx. 0.25 acres. The yard area is secured by perimeter fencing and a gated entrance.

There is a temporary building on site and a WC. Mains services (excluding gas) are available.

We are advised that the secure yard can accommodate Approx. 70 cars.



ACCOMMODATION

Secure Yard: 0.25 acres

The above areas are approximate and have been calculated using Promap on a gross external basis.

TERMS

The freehold interest is available for sale.

Alternatively, the owner will consider a letting on the basis of a new full repairing and insuring lease for a term to be agreed, at a rent of £42,500 per annum exclusive.

The roadway leading to the yard is also available for sale via separate negotiation.

PRICE

Guide Price £625,000

RENT

£42,500 Per Annum

VAT

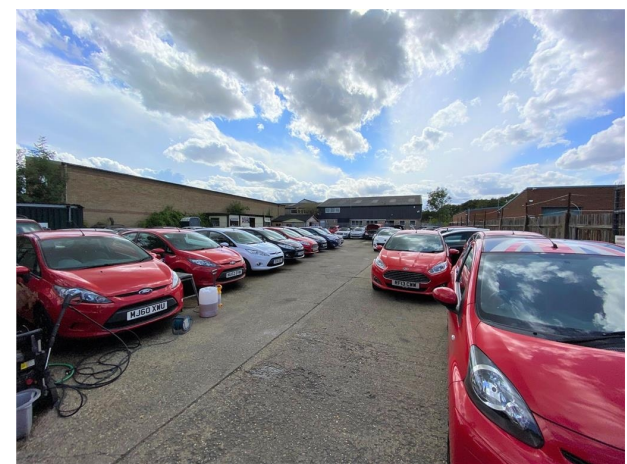
We understand the property is not elected for VAT.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the Local Authority, Chelmsford City Council for verification of rates payable.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.





ELWELL TAYLOR FOR THEMSELVES AND FOR THE VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT : (1) THE PARTICULARS ARE SET OUT AS A GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDING PURCHASERS OR LESSEES, AND DO NOT CONSTITUTE, NOR CONSTITUTE PART OF, AN OFFER OR CONTRACT; (2) ALL DESCRIPTIONS, DIMENSIONS, REFERENCES TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTIONS OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM; (3) NO PERSON IN THE EMPLOYMENT OF ELWELL TAYLOR HAS ANY AUTHORITY TO MAKE OR GIVEN ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.